

\$899,900 - 11071 Valley Springs Road Nw, Calgary

MLS® #A2149419

\$899,900

4 Bedroom, 4.00 Bathroom, 2,084 sqft

Residential on 0.13 Acres

Valley Ridge, Calgary, Alberta

RARE FIND with this IMPECCABLY MAINTAINED family home, BACKING ONTO GREEN SPACE with a BEAUTIFUL RAVINE VIEW and direct access to the Bow River Pathway. Enjoy the tranquility with nature's visitors right in your backyard. Greeted with a MATURE CURB APPEAL, boasting stucco exterior & UPGRADED SOLAR PANELS to cut down on those monthly bills! With over 3,300 SqFt of living space, 4 Bedrooms, 3.5 Bathrooms & a HOME OFFICE this is perfect for the growing family! Entertain in the elegant kitchen with granite counters, gas range, great-sized island & under cabinet lighting! This area is bathed in natural light with the vaulted ceilings and skylights throughout this OPEN PLAN. Your living room captures those FANTASTIC VIEWS and is highlighted by a stone fireplace with built-in entertainment unit. From your dining space you can step out the garden door to your very own PRIVATE OASIS with deck and patio entertaining zones (Hot tub included) you'll feel like you're out camping with the towering trees/shrubs. For more formal occasions there is a separate dining room with accompanying living room at the front of the house. A convenient 1½ bath for your guests and a good-sized main level laundry room complete this level nicely. Upstairs is host to your PRIMARY RETREAT (yes with views) & comes with a 5 pc en suite complete with heated floors, a sparkly chandelier lit soaker tub, separate spacious glass enclosed shower



and double vanity with extra storage tower between the double sinks. 2 more generous bedrooms & another full bathroom completes the upper. The basement is fully finished with a large recreation area with 2nd gas fireplace, 4th bedroom (big), yet another full bath, cold room and lots of additional space for storage or your hobbies! Additional features include CENTRAL AIR CONDITIONING, newer central vacuum & shingles, main floor laundry room with sink, custom kitchen hood fan (properly connected to the furnace), DOUBLE ATTACHED GARAGE with convenient garage side door—the list keeps going! Located walking distance to schools, parks, paths, Valley Ridge Golf Course, amenities & easy access to main roadway systems for the short commute downtown. Book your private viewing today to truly appreciate what this home has to offer. Will sell fast!

Built in 1996

Essential Information

MLS® #	A2149419
Price	\$899,900
Sold Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,084
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11071 Valley Springs Road Nw
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Subdivision	Valley Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5S5

Amenities

Parking Spaces	5
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, See Remarks

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, See Remarks, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Environmental Reserve, Fruit Trees/Shrub(s), Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaped, Many Trees, Private, Rectangular Lot, Secluded, See Remarks, Treed, Views, Wooded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2024
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Date Sold	July 19th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Legacy Real Estate Services

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